

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, July 11, 2024 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Riley called the meeting to order at 7:00pm.
- Attendance
Present were Commissioners Champine, Heffelman, Johnson, Massey, Quinn & Chairman Riley.

Also present were Building Director Rich Ianson & Attorney Erin Kiernat.

- Approval of meeting minutes from June 6, 2024
It was motioned by Commissioner Champine and seconded by Commissioner Heffelman to approve the meeting with the following changes:
 - On Page 1, under Docket 24-Z-15, change “top recommend” to “to recommend”,
 - Page 2, second sentence, change “top recommend” to “to recommend”,
 - Page 2, under Docket 24-Z-17, change “top recommend” to “to recommend”.

Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye Quinn, aye; Chairman Riley, aye. Motion passes.

II. New Business

1. Presentation: Cullen Construction Management on behalf of Start Early

Dan Spore presented the plans for the new early childhood facility as the architect working with Start Early and JGMA architects. The facility will be located between Shiloh Elementary School and Central Middle School.

Mr. Spore reviewed the site plans and surveys showing the proposed subdivision of the property between the two schools. The project will include a community plaza, green spaces, playgrounds, and parking located on the north side to avoid curb cuts on 27th Street. He anticipates submitting a formal application for a PUD amendment in September 2024.

Commissioner Heffelman asked what the facility would be used for. Tracy Mikasa with StartEarly said it is for early childhood education from 6 weeks to 5 years old. Commissioner Heffelman asked what the goal is for the community. Ms. Mikasa said that the goal is to be able to offer high quality early learning and spaces for children and families, and it also offers comprehensive family support with the belief that with high quality early

learning and the comprehensive family support that that helps set children and families on the path to success.

Commissioner Champine asked how long StartEarly has been in operation. Ms. Mikasa said for over 40 years. Commissioner Champine asked if StartEarly will work closely with District Six. Ms. Mikasa said yes.

Ms. Mikasa also said that the StartEarly program is publicly funded through sources like Head Start and state education grants. Families are prioritized for enrollment based on criteria like income, disabilities, foster care status, etc. Services like home visiting and doula support are offered to further engage families. Collaboration with Zion School District #6 has been important, including on professional development. Community engagement and involvement of families is a key focus of the Start Early approach.

Chairman Riley asked Ms. Mikasa what was her greatest success story with StartEarly. Ms. Mikasa shared several success stories that supported children with disabilities and helping parents become teachers.

III. Public Participation

There was none

IV. Adjourn

It was motioned by Commissioner Champine and seconded by Commissioner Johnson to adjourn the meeting at 7:38pm. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye Quinn, aye; Chairman Riley, aye. Motion passes.**

Minutes recorded by: Sonolito Bronson